
4.2 LAND USE

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INTRODUCTION

The Land Use chapter describes the existing land use setting of the Clover Valley project site and the adjacent area, including the identification of existing land uses and current General Plan policies and zoning designations. The chapter further describes the consistency of the proposed project with the existing designations and policies. Documents referenced to prepare this section include the 1991 *Rocklin General Plan*¹. Pertinent comments received in response to the Notice of Preparation (NOP) for the proposed project have been considered in this analysis.

ENVIRONMENTAL SETTING

Section 15125 of the CEQA Guidelines states that “an EIR must include a description of the physical environmental conditions in the vicinity of the project [. . .] and shall discuss any inconsistencies between the proposed project and applicable general plans and regional plans.” The Land Use chapter describes the existing conditions of the project site as well as the existing plans and policies, which guide the anticipated development of the project site.

Land Use Background

A program-level EIR was previously prepared and certified for the initial development steps of the Clover Valley project. The entitlements addressed in the EIR included annexation, General Plan land use designations and circulation, a General Development Plan, which created the zoning for the project area, and design guidelines. In September 1995, the Draft EIR for the Clover Valley Annexation was circulated for public review. In October 1996, the Planning Commission recommended approval of the Final EIR and proposed land use entitlements. In January 1997, the Rocklin City Council conducted a public hearing on the Final EIR and land use entitlements. The Council then certified the Final Program EIR and approved the proposed land use entitlements on February 11, 1997. A Development Agreement for the Clover Valley project was approved by the City Council in December 1997. The property was subsequently annexed into the City of Rocklin.

In 2002 a Draft EIR for the Clover Valley Lakes Large Lot Tentative Subdivision Map included the proposal to subdivide the Large Lot Tentative Subdivision Map (LLTSM) area into 47 large lots consistent with the boundary lines of the existing zoning designations for the project site established in 1997. The LLTSM also identified the location of the General Plan roadways, which have been slightly modified from the original alignment established with the approval of the original Clover Valley Annexation project. The roadways would serve as the backbone infrastructure necessary

to facilitate the future subdivision of the large lots into smaller single-family residential parcels, consistent with the approved zoning designations. The existing zoning and General Plan designations on the site are described later in this chapter.

Existing Land Use and Designations

Existing Land Uses

The Clover Valley project site is located within the incorporated lands of the City of Rocklin. The Town of Loomis is east of the project site, the City of Lincoln is to the west, and unincorporated lands of Placer County are located to the north. The Whitney Oaks and Stanford Ranch developments are located in the adjacent valley to the west of Clover Valley. The Clover Valley property is largely undeveloped, with evidence of its ranchland history apparent.

Existing Land Use Designations

The City of Rocklin General Plan land use designations for the project site include Low-Density Residential (LDR), Medium Density Residential (MDR), Retail Commercial (RC) for a small area adjacent to Sierra College Boulevard, Public/Quasi-Public (PQP), and Recreation/Conservation (R-C) (see Figure 3-12, Existing Land Use Designations, in Chapter 3 of this Draft EIR). The City of Rocklin General Plan defines these land use designations as follows:

Low Density Residential (LDR)

Land exclusively designated for single-family development, with a minimum lot size of 12,500 square feet per dwelling. Density range: 1-3 dwelling units per acre.

Medium Density Residential (MDR)

Land designated exclusively for single-family residential development, with a minimum of 6,000 square feet of lot area per dwelling unit, except in a planned development zone where cluster housing can be considered or in the designated old town area. Density range: 4-8 dwelling units per acre.

Retail Commercial (RC)

Land designated for retail commercial uses. This also includes business and professional uses.

Public/Quasi-Public (PQP)

Land designated for public or quasi-public uses and future park sites. For the project area, the PQP designation has been applied to a future park site.

Recreation/Conservation (R-C)

Land designated for natural resource conservation, open space, parkways, and park and recreation areas.

Existing Zoning Designations

The property is currently zoned Planned Development (PD). The PD zone is adopted to encourage a creative and more flexible approach to the use of land: to maximize the living environment options available to the people of the City; and to encourage more efficient allocation and maintenance of privately controlled common open space through the redistribution of overall density where such a rearrangement is desirable and feasible. A General Development Plan is adopted for each PD zone which specifies the uses to which such property may be put, the locations of such uses, intensity of land uses, and other criteria.

The 1995 Clover Valley Annexation EIR analyzed the land use impacts of the proposed PD zoning. The certification of the EIR and approval of the project established the PD and General Development Plan for the project site. The Planned Development zoning designations include RD-1, RD-1.5, RD-2, RD-2.5, RD-3, RD-4, Commercial, Park, and Open Area (See Figure 3-14, Existing Zoning Designations, in Chapter 3 of this Draft EIR). The General Development Plan Standards adopted for the Clover Valley Annexation area identify the zoning categories and regulate the use, location, height, and bulk for anticipated development of the property. The General Development Plan is on file at the Rocklin Community Development Department for the public to view. The following is a general description of each category:

RD-1

This classification is considered Low Density Residential. The minimum lot size is 12,500 square feet with a maximum density of 1 unit per gross acre.

RD-1.5

This classification is considered Low Density Residential. The minimum lot size is 12,500 square feet with a maximum density of 1.5 units per gross acre.

RD-2

This classification is considered Low Density Residential allowing single family detached dwelling units and accessory structures. The minimum lot size is 12,500 square feet with a maximum density of 2 units per gross acre.

RD-2.5

This classification is considered Low Density Residential allowing single family detached dwelling units and accessory structures. The minimum lot size is 8,500 square feet with a maximum density of 2.5 units per gross acre.

RD-3

This classification is also considered Low Density Residential allowing single family detached dwelling units and accessory structures. The minimum lot size is 8,000 square feet with a maximum density of 3 units per gross acre.

RD-4

This classification is considered Medium Density Residential allowing single family detached dwelling units and accessory structures. The minimum lot size is 6,500 square feet with a maximum density of 4 units per gross acre.

COMM

This designation includes retail commercial uses. The General Development Plan for the Planned Development outlines the permitted, conditional, and prohibited uses.

PARK

This designation includes neighborhood park uses.

OA

This designation is classified as a Recreation Conservation zone, including open space and/or private parks or common areas within the project. The zone is designed to ensure the protection of open space in the wooded hillside and the open drainage areas for the purpose of maintaining adequate drainage, access to hazardous fire areas for fire suppression and maintenance and routes for linear bikeways and pathways. Permanent buildings or structures may not be placed within the Open Area zone.

Proposed Land Uses and Land Use Designations

Proposed Land Uses

The proposed project would include construction of 558 residential small lots, one 5.3-acre park site, one 5.0-acre neighborhood commercial site, a 1.0-acre future fire station site, as well as major streets and open space areas. A total of 366 acres would remain in open space and landscape lot areas. Table 4.2-1 summarizes the proposed land uses at buildout of the project site.

Table 4.2-1 Clover Valley LSLTSM Proposed Buildout		
Land Use	Number of Units	Acres
Single Family Residential Lots (including minor roads)	558	198.6
Open Space (including roadway landscape lots)	-	366.0
Core Roadways	-	46.4
Neighborhood Park	-	5.3
Neighborhood Commercial	-	5.0
Fire Station	-	1.0
Total	558	622.3

Proposed Land Uses Designations

The proposed project would include a General Plan Amendment and Rezone in order to address modifications to the open space and residential components of the proposal. The proposed amendments would increase the amount of dedicated open space area and decrease the residential development area, and would re-orient the 5.0-acre commercial site. In addition to the proposed land use modifications, a Circulation Element Amendment is also proposed for the Valley View Parkway in order to reduce the planned four-lane roadway to two lanes. Table 4.2-2 compares the existing and proposed land use designations.

Table 4.2-2 Clover Valley Existing and Proposed Land Use Designations			
Existing Land Use Designations		Proposed Land Use Designations	
General Plan I.D.	Approx. Gross Ac.	General Plan I.D.	Approx. Gross Ac.
LDR	471.2	LDR	170.8
MDR	32.5	MDR	27.8
RC	5.0	RC	5.0
PQP	11.4	PQP	6.3
R-C	69.9	R-C	365.9
Major Roadways	32.3	Major Roadways	46.4
Total	622.3	Total	622.3

The proposed Land Use Diagram shows five land use designations (see Figure 3-13, Proposed Land Use Designation, in Chapter 3 of this Draft) for the project site, including Low-Density Residential (LDR), Medium Density Residential (MDR), Retail Commercial (RC), Public/Quasi-Public (PQP), and Recreation/ Conservation (R-C). The proposed land uses are defined in the previous section.

Table 4.2-2 indicates that the proposed project would modify existing LDR (low density residential) designations from 75.7 percent of the project area to 27.4 percent of the project area. Similarly, MDR (medium density residential) and PQP (public/quasi-public uses) uses would decrease from 5.2 percent and 1.8 percent of the total project area under the existing designations, relatively, to 4.5 percent and 1.0 percent under the proposed project, relatively. Conversely, R-C (Open Space/Conservation) would increase from 11.2 percent under the existing designations to 58.8 percent under the proposed project. Roadways would increase from 5.2 percent of the project area to 7.5 percent of the project area under the proposed project. Overall, then, because the R-C designation would be undeveloped and the remaining designations would be developed, the developed area would be modified from 88.8 percent under existing land use designations to 41.2 percent of the project area with the proposed project, or less than half of what is currently designated.

Proposed Zoning Designations

The project includes a request for a rezone to designate the project site from a Planned Development consisting of RD-1, RD-1.5, RD-2, RD-2.5, RD-3, RD-4, Commercial, Park, and Open Area zones to a project-specific Planned Development (PD), which will include the following: Planned Development (PD 1.0-1.4), Planned Development (PD 1.5-1.9), Planned Development (PD 2.0-2.4), Planned Development (PD 2.5-2.9), Planned Development (PD 3.0-3.9), Planned Development (PD 4.0-4.3), Open Space/Conservation (OA), Neighborhood Park (PQP-PARK), Neighborhood Commercial (PD-C), and Neighborhood Fire Station (PQP-Fire).

The PD designations above would allow the development of the number of residential units per acre as specified by the number after the PD designation (i.e., PD 1.0-1.4 would allow 1.0 to 1.4 units per acre). Minimum and average lot sizes are shown in Figure 3-15, Proposed Zoning Designations, in Chapter 3 of this Draft EIR).

Table 4.2-3 Clover Valley Existing and Proposed Zoning					
Existing Zoning	Gross Acreage	Residential Lot Yield	Proposed Zoning	Gross Acreage	Residential Lot Yield
RD-1	275.62	275	PD 1.0-1.4	0	0
RD-1.5	14.37	21	PD 1.5-1.9	17.5	29
RD-2	97.59	195	PD 2.0-2.4	44.7	98
RD-2.5	10.38	25	PD 2.5-2.9	53.8	151
RD-3	73.23	219	PD 3.0-3.9	71.3	234
RD-4	32.48	129	PD 4.0-4.3	11.3	46
OA	69.91	-	OA	366	-
PARK	11.39	-	PQP-PARK	5.3	-
COMM	5.03	-	PD-C	5.0	-
Zone Areas	590.00	-	PQP-Fire	1.0	-
Major Roads	32.26	-	Major Project Roadways	46.4	-
Total Acres	622.26	-	Total Acres	622.3	-
Total Residential Lots		864	Total Residential Lots		558

Table 4.2-3 above indicates that the 275 larger lots in the RD-1 zone would be eliminated under the proposed project. The majority of the lots would remain around 3 units per acre, although under the proposed project the density in this zone would allow up to 3.9 units per acre.

REGULATORY CONTEXT

Local

City of Rocklin General Plan

The City of Rocklin General Plan establishes the following policies regarding land use:

Land Use Element

New Residential

- Policy 6 To provide a variety of residential land use designations that will meet the future needs of the City.
- Policy 7 To require that new development in or near existing residential areas be compatible with those existing neighborhoods.
- Policy 9 To promote flexibility and innovation in residential land use through the use of planned unit developments, developer agreements, specific plans, mixed use projects, and other innovative development and planning techniques.
- Policy 13 To establish residential design standards, especially for hillside and other unique areas.
- Policy 16 To encourage the design of neighborhoods that interconnect streets and pedestrian pathways for vehicle and pedestrian use to provide for social interaction and the efficient movement of service and emergency vehicles.

Commercial

- Policy 17 To approve designation of sufficient commercial land to meet the future needs of the City.
- Policy 21 To minimize conflicts between new commercial land uses and other land uses, especially residential, park, and recreational uses.
- Policy 23 To promote flexibility and innovation in commercial land use through the use of planned unit developments, developer agreements, specific plans and other innovative development and planning techniques.

Open Space, Conservation, and Recreation Element

- Policy 1 To encourage the protection of natural resource areas, scenic areas, hilltops, open space areas, and parks from encroachment or destruction by incompatible development through the use of conservation easements, buffers, set-backs or other measures. Development shall be required to provide usable yard areas outside of conservation easements or established natural resource buffers.
- Policy 2 To encourage the protection of wetlands, vernal pools, and rare, threatened and endangered species of both plants and animals through either avoidance of these

resources or implementation of appropriate mitigation measures where avoidance is not feasible, as determined by the City of Rocklin.

- Policy 4 To encourage the protection of oak trees, including heritage oaks, and other significant vegetation from destruction.
- Policy 7 To provide for recreational and park needs through any or all of the following: collection of park fees, dedication of parkland, rehabilitation of existing park and recreation facilities, installation of park improvements, and provision for operation and maintenance.
- Policy 8 To require dedication of park land as a condition in the early stages of the development process, including approval of rezonings, where it is necessary to insure consistency with or implementation of the goal and policies contained in the General Plan.
- Policy 9 To provide park facilities in accordance with adopted park standards and phasing.
- Policy 15 To provide adequate yard areas and building setbacks from creeks, riparian habitat, hilltops, and other natural resources.
- Policy 18 To promote, where appropriate, the joint use of streams for flood control, open space, conservation of natural resources, and limited recreation.
- Policy 19 To minimize the degradation of water quality through requiring implementation of techniques such as, but not limited to, the prohibition of grading, placement of gill or trash, or alteration to vegetation within designated stream setback buffer areas, and requiring the installation of measures which minimize runoff waters containing pollutants and sediments from entering surface waters. Measures for minimizing pollutants and sediments from entering watercourses may include oil/grit separators, detention basins, and flow reduction devices.
- Policy 20 To consider development projects in terms of their visual qualities and compatibility with surrounding areas, especially those urbanizing areas abutting rural or semi-rural areas.

Housing Element

- Goal 2 Facilitate the provision of a range of housing types to meet the diverse needs of all the community.
 - Policy 2.1 Provide high quality housing for current and future residents with a diverse range of income levels.
- Goal 3 Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of the regional housing needs.
 - Policy 3.2 Ensure new residential projects are developed at densities consistent with the density ranges established for each residential district in the Land Use Element.

IMPACTS AND MITIGATION MEASURES

Standards of Significance

A land use impact may be considered to be significant if the project would do any of the following:

- Disrupt or divide the physical arrangement of an established community; or
- Use land which is inconsistent with existing City plans and policies; or
- Create conflict as a result of incompatible land uses.

Method of Analysis

This section analyzes the compatibility of the proposed project with surrounding land uses and the consistency of the proposed project with adopted plans and policies. Environmental impacts resulting from the proposed project or alternatives are discussed in the respective environmental categories. This discussion complies with Section 15125(d) of CEQA Guidelines, which requires that EIRs discuss inconsistencies with the General Plan.

Regarding compatibility with existing uses, the proposed project is evaluated for its compatibility with the existing land uses adjacent to the project site. The evaluation considers the existing and planned types and intensities of uses in the project vicinity and those proposed for the project site. The analysis addresses the construction and implementation of the proposed project and alternatives within the existing and planned environment to determine if it is compatible with those existing and planned uses surrounding the project site.

Potential inconsistencies between the proposed project and the adopted land use designations of the General Plan are also determined. This consistency analysis considers the adopted goals and policies of the General Plan. The zoning considerations determine whether there are potential inconsistencies between the proposed project and the adopted zoning designations of the site including the General Development Plan.

Project-Specific Impacts and Mitigation Measures

4.2I-1 Consistency with adopted General Plan and zoning designations and policies.

The approval of the Clover Valley Project in 1997 by the City of Rocklin included the certification of the 1995 Annexation EIR, adoption of a General Plan Amendment related to land use and circulation, and adoption of a rezone/prezone of the site, including adoption of a General Development Plan. The General Development Plan included the zoning classifications for the site (RD-1, RD-1.5, RD-2, RD-2.5, RD-3, RD-4, COMM, OA, PARK). The Large Lot Tentative Subdivision Map proposes to subdivide the property into 33

large lots, and the Small Lot Tentative Subdivision Map would subdivide the large lots into 558 total single-family residential lots.

The applicant is requesting a General Plan Amendment and rezone in order to redesignate open space and residential components of the project site. The proposed amendments would increase the amount of dedicated open space area and decrease the amount of residential development. In addition, the amendments would re-orient the 5.0-acre commercial site, and decrease the number of parks from two to one.

The proposed General Plan Amendment and rezone would allow for more open space and less residential development, and would subsequently require less intense land uses on the project site. Furthermore, the added open space is consistent with the City of Rocklin General Plan's outlined goals for open space, "to protect and conserve natural resources, open space and recreation lands in the City; and provide opportunities for recreational activities to meet citizen needs" (p. 8). The City of Rocklin's land use element states the City intends "to provide a variety of residential land use designations, promoting flexibility and innovation in residential land use, and minimizing conflicts between land uses." In addition, the General Plan states that the City shall "encourage the protection of natural resources areas, scenic areas, hilltops, open space areas and parks from encroachment or destruction"(p. 9).

The City of Rocklin *General Plan Open Space, Conservation and Recreation Action Plan, Item 1*, states that the City will apply open space designations to all lands located within 50 feet from the edge of the bank of all perennial and intermittent streams and creeks providing natural drainage, and to areas consisting of riparian habitat (p. 60). *Open Space Policy 15* requires the provision of adequate yard areas and building setbacks from creeks, riparian habitat, hilltops, and other natural resources. In addition, the City of Rocklin's General Plan Open Space/Conservation Action Plan states, "The City will apply open space designations to all lands located within 50 feet from the edge of the bank of all perennial and intermittent streams and creeks providing natural drainage, and to areas consisting of riparian habitat. The City will designate a buffer area greater than 50 feet for perennial streams when it is determined that such a buffer area is necessary to adequately protect drainage and habitat areas. In designating these areas as open space, the City is preserving natural resources and protecting these areas from development." Due to site-specific constraints at individual locations, the proposed project would be inconsistent with these policies in that a 50-foot buffer from Clover Valley Creek would be encroached in a few locations. However, it should be noted that the project would maintain a minimum 50-foot buffer from Clover Valley Creek in other locations.

Aside from land use designations, the General Plan also contains policies to help foster the development of the City of Rocklin, as intended by the General

Plan. *Land Use Policies 6, 7, and 9* seek to provide sufficiency, variety, flexibility, and compatibility of residential land uses in the City of Rocklin. The proposed project is zoned Planned Development, which is adopted to encourage a creative and more flexible approach to the use of the land, to maximize the choices of types of living environment available to the people of the City, and to encourage more efficient allocation and maintenance of privately controlled common open space through the redistribution of overall density where such a rearrangement is desirable and feasible. The proposed project has distributed the density over the entire project site (including the open space parcels) such that the smallest residential lot included in the proposed project would be approximately 7,275 square feet while the largest residential lot would be approximately 51,920 square feet, which would be consistent with the General Plan Land Use Policies 6, 7, and 9.

Land Use Policies 13 and 16 encourage residential design standards, interconnection of neighborhoods, and minimization of conflicts between commercial and residential land uses. The roadways to be constructed by the proposed project would connect with existing developments and roadways surrounding the project site. The commercial land use would have to comply with City requirements for locating commercial land uses adjacent to residential land uses.

Open Space Policies 1, 2, and 4 encourage the protection of natural resources including scenic areas, open space areas, parks, wetlands, threatened and endangered plant and animal species, and oak trees. The proposed project would result in significant, project-specific impacts to wetlands, sensitive-status species, or oak trees, which would be immitigable. However, the project includes preservation of approximately 366 acres of open space. Therefore, the proposed project would be consistent with Open Space Policies 1, 2, and 4.

Open Space Policies 7, 8, and 9 require recreational provisions such as the dedication of parkland, collection of park fees, installation of park improvements, endowment of park facilities, and provision of park operation and maintenance. The project includes 5.3 acres of neighborhood park, an inadequate amount per the City's park dedication of 5.0 acres per 1,000 residents. However, the applicant would be required to provide appropriate parkland dedication and/or fees as noted in Chapter 4.12, Public Services and Facilities. Therefore, ultimately the proposed project would be consistent with Open Space Policies 7, 8, and 9.

Open Space Policy 19 seeks to minimize the degradation of water quality by means of prohibiting certain actions, such as grading, placement of fill or trash, and alteration of vegetation, within designated stream setback buffer areas. The policy also encourages installation of measures which minimize runoff waters containing pollutants and sediments entering surface waters, as

well as measures which minimize pollutants and sediment entering watercourses. The proposed project includes mitigation measure 4.11MM-3, which requires the incorporation of Best Management Practices (BMPs) and Best Available Technologies (BATs), which expands on the measures specified in Policy 19. Therefore, the proposed project would be consistent with Open Space Policy 19.

Open Space Policy 20 promotes consideration of the visual compatibility of the project with the surrounding areas. The project site is bordered on the south and west by existing residential development. Because the proposed project would be constructed according to specifications outlined in the General Development Plan Guidelines and design guidelines, the proposed project would be designed with standards that are generally consistent with the surrounding developments. Therefore, the proposed project would be consistent with Open Space Policy 20.

Should the City Council approve the requested General Plan Amendment and Rezone, the proposed project would be consistent with the General Plan and City zoning designations. Therefore, the project would be consistent with the intent of the General Plan and zoning and would subsequently have a *less-than-significant* impact.

Mitigation Measure(s)

None required.

4.2I-2 Construction-related land use compatibility impacts.

Construction of the proposed sewer line, Option 1A, proposes to traverse Clover Valley Park and would result in the removal of existing grass turf surfaces, shrubs, and some trees. In addition, a fence would be installed around a corridor of the park during construction activities to temporarily prohibit citizens from using that portion of the park site.

Potential impacts within Clover Valley Park could result in the removal of up to twelve trees, blackberries, several small pyracantha, and other shrubs. The potentially affected trees include several small oaks within the riparian zone, ranging from 3 inch-to-8 inch diameter at breast height (dbh), and a 6-inch dbh tree at the edge of the creek. Adjacent to the pathway, in the likely construction zone, is another oak, 18-inches dbh, and four additional trees, ranging in size from 6-inches to 8-inches dbh. Portions of the pathway would have to be removed at several locations. In addition, the existing turf across the length of the park would be disturbed, and a section of the playground area would be anticipated to require removal during construction.

In addition to the park impacts, this proposed alignment would also require crossing Clover Valley Creek. Several potential alternative routes exist for

crossing the creek and accessing Clover Valley Road, Midas Avenue, or even crossing Midas to a location within the Sunset Whitney Country Club. All of these alternatives would have a similar impact on stream-crossing and other park vegetation.

Option 3A would locate the off-site sewer line in the Sunset Whitney Country Club's Fairway 6. This activity would result in the removal of cart pathways, grass turf, and earth material. Construction equipment would (a) dig a trench along the existing cart path and (b) install the 12-inch sewer pipe, (c) back-fill the trench, and (d) replant grass, shrubs and trees. Members of the country club whose membership or fees include the use of Fairway 6 would potentially find the construction to be intrusive and disruptive. Therefore, the impact would be considered *potentially significant*.

Mitigation Measure(s)

Implementation of the following mitigation measures would mitigate potential impacts related to disruption of recreational activities to a *less-than-significant* level.

- 4.2MM-2 *The project developer, in consultation with the Sunset Whitney Country Club, shall prepare a construction plan to minimize the impacts on golf play and operations at the country club. The plan would include measures such as limited construction hours which are consistent with City's noise policies, carefully considered placement of construction staging area(s), the covering of exposed trenches at the completion of each day, and restoration to pre-construction conditions as soon as installation of the sewer line is completed. The plan shall be submitted to the City Engineer and Community Services and Facilities Director for review and approval prior to the approval of the improvement plans.*

4.2I-3 Operational land use compatibility conflicts.

The determination of compatibility of land uses typically relies on a general discussion of the types of adjacent uses to a proposed project and whether any sensitive uses exist either on the adjacent properties or associated with the proposed project. Incompatibilities typically exist when uses such as public places such as recreation facilities, public transit stops or stations, medical facilities, schools/playgrounds, and residences are located adjacent to more disruptive uses such as heavy industrial, major transportation corridors, and regional commercial centers where noise and traffic levels may be high. The identification of incompatible uses occurs if one land use is anticipated to be disruptive of the existing or planned use of an adjacent property.

The existing land use designations of the Clover Valley LSLTSM site include an approximately five-acre retail commercial property. A retail center typically includes parking lots, landscaping, lighting, signage, and traffic, which may not be compatible with the proposed residential development. Design guidelines have been previously approved for the proposed commercial site. These design guidelines address building locations, architecture, placement of parking, and landscaping. It should also be noted that the City Zoning Ordinance requires a wall between residential and non-residential uses.

The proposed land plan for the Clover Valley project site includes the construction of 558 residential small lots, with an average density of 2.8 dwelling units per acre (du/ac). Although the dwelling unit density of 2.8 du/ac is greater than the surrounding rural residential uses, the proposed project density is consistent with the densities specified in the General Plan.

Potential land use conflicts associated with the project could result from the potential agricultural-residential interface with adjacent properties to the north and east of the project site. Placer County land use designations to the north and northeast allow farming on 4.6-acre minimum lots; land use designation to the east allow residential-agricultural operations on 10-acre minimum lots. However, it should be noted that although land to the north of the project site is within the County's jurisdiction, it is within City's sphere of influence and has low-density residential land use designations.

Potential agricultural operations adjacent to the site include cattle grazing. Although impacts to agricultural operations could result from agricultural-residential land use conflicts, such as trespassing onto adjacent grazing land by project residents, typical agricultural-residential compatibility issues do not occur with grazing as with intensive farming operations.

However, odors and flies from cattle grazing activities could be a nuisance to potential residents in close proximity to the cattle. Although cattle grazing is not as intensive as typical agricultural operations, impacts associated with nuisances and hazards, such as pesticide, herbicide and fungicide use on the agricultural properties adjacent to residential areas could occur, as well as odors, dust, and slow moving vehicles on area roads. Agricultural activities adjacent to the project site could result in adverse affects to the potential residential uses on the project site. A ***potentially significant*** impact could occur as a result of the agricultural-residential interface between existing and proposed uses in the project area.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the impact from the proposed project to a *less-than-significant* level.

4.2MM-3 The applicant(s) shall notify prospective home buyers in writing, prior to purchase, about existing and on-going agriculture activities in the immediate area in the form of a disclosure statement. The notifications shall disclose that the County of Placer is an agricultural area potentially subject to ground and aerial applications of chemicals and early morning or nighttime farm operations, which may create noise, dust, et cetera. The language and format of such notification shall be reviewed and approved by the Community Development Department prior to recording final maps. Each disclosure statement shall be acknowledged with the signature of each prospective property owner.

It should be noted that additional mitigation measures related to visual land use compatibility can be found in Chapter 4.3, Aesthetics.

Cumulative Impacts and Mitigation Measures

The land use analysis does not typically include a separate discussion of cumulative impacts because the project analysis considers both existing and planned land uses, including land use goals and policies. Impacts would not occur that would result from the additive effect of other proposed or speculative land use plans. Because the above impact analyses include discussions of the existing and planned land uses in the project area, the cumulative land use impacts would not differ from those identified for the proposed projects. Cumulative impacts associated with actual physical impacts of the proposed projects (e.g. visual, water quality, biological, etc.) are addressed in later chapters of this Draft EIR.

Endnotes

¹ City of Rocklin. *Rocklin General Plan*, 1991.